

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** 435 Bayshore, LLC

**Case #:** 91-R-03

**Date:** September 9, 2003

**Comments:**

1. Engineering's comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** 435 Bayshore, LLC

**Case #:** 91-R-03

**Date:** September 9, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project  
Name:** 435 Bayshore, LLC

**Case #:** 91-R-03

**Date:** September 9, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** 435 Bayshore, LLC

**Case #:** 91-R-03

**Date:** September 9, 2003

**Comments:**

1. A minimum landscape dimension of 5' (with an average of 10') is required where a vehicular use area adjoins an abutting R.O.W. There is a deficiency along 15<sup>th</sup> Ave.
2. Verify that trees have the required 8' minimum width base landscape planting area. Certain trees near the property line may have insufficient area, as well as areas in the parking lot.
3. Add rain sensor requirement to irrigation note.
4. Provide a list of the existing trees and palms on site, their names and sizes. Indicate whether or they are to remain, be relocated or be removed. All Tree Preservation Ordinance requirements apply. Any trees which would be considered good candidates for relocation should be relocated. Equivalent replacement for those removed to be above min.site Code requirements.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
6. Provide dimensions on the peninsula tree islands to verify that they have the required 8' minimum landscape area width.
7. Signoff plans to be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Angela Csinsi  
954-828-5984

**Project Name:** 435 Bayshore, LLC

**Case #:** 91-R-03

**Date:** September 9, 2003

Request: Site Plan Level II Review/New 8,900 s.f. Non-residential Building

**Comments:**

1. This site is subject to ULDR Sec. 47-23.9, Interdistrict corridor requirements and therefore requires a 20-foot front setback on SE 17<sup>th</sup> Street. On the site plan, provide a dimension showing this setback.
2. Provide a breakdown of the proposed number of s.f. for retail and restaurant space in the site data table. Use these numbers to calculate the number of required parking spaces.
3. Provide the adjacent uses and surrounding zones on the site plan.
4. Provide dimensions and locations of proposed and existing sidewalks. A sidewalk shall be provided on SE 15<sup>th</sup> Avenue.
5. Provide dumpster enclosure details as required by ULDR Sec. 47-19.4.
6. Label proposed colors on the elevations.
7. Discuss proposed street trees on SE 17 Street with landscape representative. Oak trees are strongly suggested.
8. Discuss surrounding building locations in relation to the proposed building location and parking areas.
9. Respond to all DRC comments within 90 days or an additional DRC review may be required.
10. Additional comments may be forthcoming at DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	435 Bayshore, LLC	<b>Case #:</b>	91-R-03
<b>Date:</b>	September 9, 2003		

**Comments:**

1. Will Impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. All entry doors and locking devices will have sufficient security rating.
4. Will ALL entry doors have secondary locking devices?
5. Will solid doors have 180 degree viewing devices? (peep holes)
6. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
7. Will CCTV be used on this project to cover common areas?
8. All landscaping should allow full view of location.
9. Is there a common crawl space (attic) between bays, or is there a solid separation firewall?
10. Will there be on-site Management?
11. Will there be on-site private security?
- 12. Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** 435 Bayshore, LLC

**Case #:** 91-R-03

**Date:** September 9, 2003

**Comments:**

1. A minimum of a five (5) foot setback shall be provided for the corner yard setback to any building or structure pursuant to section 47-6.20 Table of Dimensional Requirements.
2. Indicate building height from grade as defined in section 47-2.
3. Additional comments may be discussed at the DRC meeting.